429 000 €

Contact agency

Agence BBii

30 rue Mgr A.Daumas

06300 Nice

04 97 22 24 83 / bbii.immo@gmail.com

For sale ideal investor

3 rooms

Surface : 198 m²

Surface of the land : 150 m²

Year of construction : 1960

Exposition : Ouest

View : Dégagée

Hot water : Electrique

Inner condition : GOOD

External condition : GOOD

Couverture : slate

Features :

CALM

7 bedroom

1 bathroom

4 showers

5 WC

3 parkings

1 cellar

Energy class (dpe) : E

Emission of greenhouse gases (ges) : B

Document non contractuel
11/05/2025 - Prix T.T.C

Ideal investor 8876-14 Saint-Brieuc

SAINT-BRIEUC: A stone's throw from the SNCF train station: BUILDING in stone and chipboard covered in slate, with a surface area of 198m² including 175 habitable Carrez law. Ground surface area of 71.40m² on a plot of 146.50m². Built on a cellar, the west-facing building includes five apartments occupied under rental leases, partially furnished, all kitchens are fitted and equipped. It is distributed as follows: On the ground floor: 1 studio and 1 two-room apartment. On the 1st floor: 1 three-room apartment (two bedrooms, living room, shower room/wc and kitchen) On the 2nd floor: 1 three-room apartment (two bedrooms, living room, shower room/wc and kitchen) On the 3rd floor under the eaves: a two-room apartment (bedroom, living room, open kitchen, bathroom/wc). All the joinery is in PVC double glazing, manual aluminum shutters, electric heating with 5 individual meters, hot water distribution with electric tanks. Major insulation work in 2024. Intercom and parking space. Courtyard at the back. This very well located building, without vis-à-vis, without adjoining walls, and without co-ownership charges, with an interesting profitability could interest any investor. Energy Class: Coming soon Property tax: €3,000 per year Collective sanitation: all-to-the-sewer Price: €439,900, fees payable by the seller. Contact: Danielle STEENS: 06 28 49 44 22 / 04 97 22 24 83 Commercial agent: SIRET number: 398 390 831 000 53

Fees and charges :